City Council Atlanta, Georgia

01- 🕖 -0768

AN ORDINANCE BY: ZONING COMMITTEE

U-01-17 Date filed: 4-3-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. Under the provisions of Section 16-17.005(1)(s) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Telecommunications Tower (Co-Location)** is hereby approved. Said use is granted to **Sprint Com, Inc.** and is to be located at **2701 Burton Road**, N. W., to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 205 & 212 of the 14th District of Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional side plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

SUBJECT TRACT SPRINT COM. INC. SITE NO. AT54XC276A

All that tract or parcel of land lying and being in Land Lots 205, 206, 211 and 212, 14th District, Fulton County Georgia and being more particularly described as follows:

Beginning at a 1/2 inch rebar found at the common corner of Land Lots 205, 206, 211 and 212, thence running along the dividing line between Land Lots 205 and 206 South 88°56'07" East, a distance of 709.90 feet; thence leaving said dividing line and running South 01°03'53" West, a distance of 268.00 feet; thence North 86°13'30" West, a distance of 1,179.93 feet; thence North 01°02'22" East, a distance of 211.97 feet to the dividing line between Land Lots 211 and 212; thence running along said dividing line South 88°55'15" East, a distance of 363.41 feet to a ½ inch rebar found; thence South 89°06'38" East, a distance of 105.39 feet to a 1/2 inch rebar at the common corner of Land Lots 206, 206, 211 and 212, said rebar being the POINT OF BEGINNING. Said tract containing 282,878 square feet or 6.49 acres, more or less.



U-01-17

page 1 of 2

TAX 5 14-212-086 01'02'22" E SPRINT LEASE PROPOSED SPRINT LEASE-BESSIE MAIE
MARKS
D.B. 9037,PG 7
ZONED: R-1
TAX ID
14-211-011 CURVE Ω AMERICAN TOWER LEASE N/F SALLY DAVIS ZONED: R-1 TAX ID 14-211-012 CENTERLINE OF RAILFOAD TRACKS (NORTH LINE) 1/2" REBAR 40.00 50.00 30.00 Rodius EXSTING 20' MCRESS/EGRESS EASEMENT N/F EVELENA HUDSON ZONED: R-1 TAX ID 14-211-013 CURVE T/ 31.42° 80.11° 62.84 48.07 363.41 N/F MARY MIT DO JUDGE D.B. 12922,PG PA ZONED: R-1 BE TAX ID 14-211-014 N46'01'53"E N45'07'43"E S45'07'43"W Chord Bearing BURTON ROAD (60'R/W) S46'01'53"W FOUND REBAR HORACE SIMS & MARY SIMS
D.B. 7710,PG 7
ZONED: R-1
TAX ID
14-211-015 56.57 71.81° 43.09° Chord 28.29 APPARENT LAND LOT LINE HEDGEWOOD DRIVE (50'R/W) (B) CATE 등 6 6 เร 8613'30" W INGRESS—EGRESS EASEMENT
AMERICAN TOWER LEASE
SPRINT LEASE
SPRINT LEASE S88'58'24"E S87'09'26"E \$86'49'21"E \$00'00'45"E N86'49'41"W LINE TABLE Bearing P.O.B.
INGRESS-EGRESS EASEMENT N88'58'07"W N00'46'26"W S88'58'07"E SUBJECT TRACT S01.09,02,E S00"46"26"E 588'51'32"E PPARENT LAND LOT LINE OWNER: HUBERT PROPERTIES INC.
SITE ADDRESS: 2701 GURTON ROAD, N.W.,
PARCEL D.: TAX ID. 14-205-01 & 02
AREA: 6.49 ACRES\$
ZONED: 1-2 ZONED: 1-2 REFERENCE: DEED BOOK 17145, PAGE 222 404.86 20.00 77.35 404.86° 43.07° 44.45 Distance 100.00 100.00 22.65 100.00 27.75 20.05 20.00 5.00 S 88"56"07" E THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF SPRINT COM MIC. AND EXCLUSIVELY FOR THE TRAVETERAL OF THE LEASTHOLD AND THE RIGHTS OF EASTHOLT SHOWN HEREON AND SHALL NOT BE USED AS AN EDHIBLIT OR ENVISIONE IN THE TRAVESTERRAL OF THE SUBJECT TRACT WOR MAY PORTION THEREOF. AS SHOWN ON FLOOD INSURANCE RATE MAP OF FULTON COMMTY, GERBA (COMMUNITY PAURE 1948 1912/10020) E EFFECTIVE DATE JUNE 22, 1988 1HIS PROPERTY IS MOTLOCATED IN A FLOOD HAZARD A ZONE (100 - YEAR FLOOD). N MY OPHADM, THIS IS A TRUE AND CORRECT REPRESENTATION OF THIS PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE IMMIMUM STANDARDS AND REQUIRECULATED OF THE LAW. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 411,381 FEET. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET. UNITIES SHOWN ARE LOCATIONS OF GROUND DENTIFIABLE ITEMS, ADDITIONAL UNITITIES MAY DEST MADOR OR BELOW GROUND, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA. NHEAR AND ANGILAR MEASTREMENTS WERE GOTANED USING A GECOMMETER 610 ROBOIDE TOTAL STATION. THE FIELDWORK WAS COMPLETED MARCH 7, 2001 ON THIS PROJECT. ATLANTA, GA. 30311 1 inch = 100 ft. 268.00 N/F ALVIN & MARKON FIELDS ZONED: 11 TAX ID 14-205-071 Bass oore Abrumo N T

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